



Alan C. Lloyd, Ph.D.  
Agency Secretary  
Cal/EPA



## Department of Toxic Substances Control

700 Heinz Avenue, Suite 200  
Berkeley, California 94710-2721

SFUND RECORDS CTR  
2158970



Arnold Schwarzenegger  
Governor

November 20, 2007

Mr. Neal Siler  
Lennar Mare Island  
690 Walnut Avenue, Suite 100  
Vallejo, CA 94592

**Building 84, Investigation Area D1.3, Eastern Early Transfer Parcel, Mare Island, Vallejo**

Dear Mr. Siler:

At the request of Lennar Mare Island, LLC, this letter provides our position on the potential human health risk remaining at this time for Building 84. Levels of polychlorinated byphenols (PCBs) found in indoor air are unacceptable for its use as an industrial, commercial, or residential structure.

Building 84 is currently vacant. It has been utilized as a U.S. Marines prison, printing facility, and storage facility since its initial construction in 1890. Investigation and cleanup activities have occurred in several iterations since 1995. Seven investigations and five cleanup actions have been conducted since 2002. The cleanup activities have included cleaning the horizontal surfaces, removal of fluorescent light ballasts, and removal, in stages, of the entire asphalt floor and some underlying soil. Indoor air sampling after these actions has not shown a decrease in indoor air concentrations of PCBs. Indoor air concentrations remain at between 17 times and 38 times the preliminary remediation goals developed for this site.

A new location of PCBs has recently been discovered in the concrete floor of the mezzanine area inside the building. The complete extent of this newly discovered contamination has yet to be determined and further investigation and remediation of the mezzanine area is necessary. In addition to the PCB contamination, other contaminants were found in soil and removed during the removal of the floor.

Mr. Siler  
November 20, 2007  
Page 2

The most recent indoor air sampling and analysis values suggest that all sources of PCB have not been located. Please note that the source of indoor air contamination at this site has been difficult to establish. Future use of the building and the site are predicated on identification and remediation of the source material for PCB currently detected in indoor air. In the event that building removal is contemplated, demolition debris will be subject to a sampling regime sufficient to ensure that disposed debris is not the source of indoor air PCBs at this site and a soil sampling protocol will be required to ensure that there is not an obscure source remaining in soil.

If you have any questions or would like to discuss this further, please contact Mr. Henry Chui at (510) 540-3759.

Sincerely,

A handwritten signature in dark ink, appearing to read 'DM', followed by a long horizontal line extending to the right.

Daniel Murphy, P.E., Chief  
Berkeley Unit  
Office of Military Facilities

cc: Mr. Brian Thompson, CHG, CEG  
Regional Water Quality Control Board  
San Francisco Bay Region  
1515 Clay Street, Suite 1400  
Oakland, CA 94612

Ms. Paula Bolio  
CH2M Hill  
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Oakland, CA 94612

Ms. Carolyn d' Almeida  
U.S. EPA Region 9 (SFD-8-1)  
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San Francisco, CA 94105

Mr. Gil Hollingsworth  
City of Vallejo  
555 Santa Clara Street  
Vallejo, CA 94590-5934